

## **GARY SOUTULLO SUBDIVISION**

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits.

Fire-Rescue Department Comments: Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).

MAWSS Comments: No comments.

The preliminary plat illustrates the proposed 1-lot, 2.6± acre subdivision which is located at the Northeast corner of Fordham Road and Leroy Stevens Road. The site is within the Planning Jurisdiction and the applicant states that the subdivision is served by city water and individual septic systems.

The purpose of this application is to create one legal lot of record from three legal lots of record.

The subject site last appeared before the Planning Commission at its December 3, 2015 meeting, in which the subject site received approval for a three-lot subdivision. In January 14, 2016, an appeal of the approval was filed with the Mobile County Circuit Court, and the application at hand, is related to an attempt to reach a settlement in the court case.

The proposed lot fronts both Leroy Stevens Road and Fordham Road. Leroy Stevens Road is a minor street that requires an 80' wide right-of-way width. The existing right-of-way width is depicted as 80' on the preliminary plat and should be retained on the Final Plat, if approved. Fordham Road, a paved minor street without curb and gutter, requires a 60' right-of-way width. The existing right-of-way width is depicted as 60' on the preliminary plat and should be retained on the Final Plat, if approved.

In accordance with Section V.D.2. of the Subdivision Regulations, the proposed lot exceeds the 15,000 square foot minimum lot size requirement for lots served by public water and private sanitary sewer systems. The lot size information is depicted in both square feet and in acres on the preliminary plat and should be retained on the Final Plat, if approved.

The 25-foot minimum building setback line is depicted on the preliminary plat along Leroy Stevens Road and Fordham Road, and should be retained on the Final Plat, if approved.

The plat depicts dedication of a corner radius at the intersection of Leroy Stevens Road and Fordham Road in compliance with Section V.D.6. of the Subdivision Regulations. The dedicated corner radius should be retained on the Final Plat, if approved.

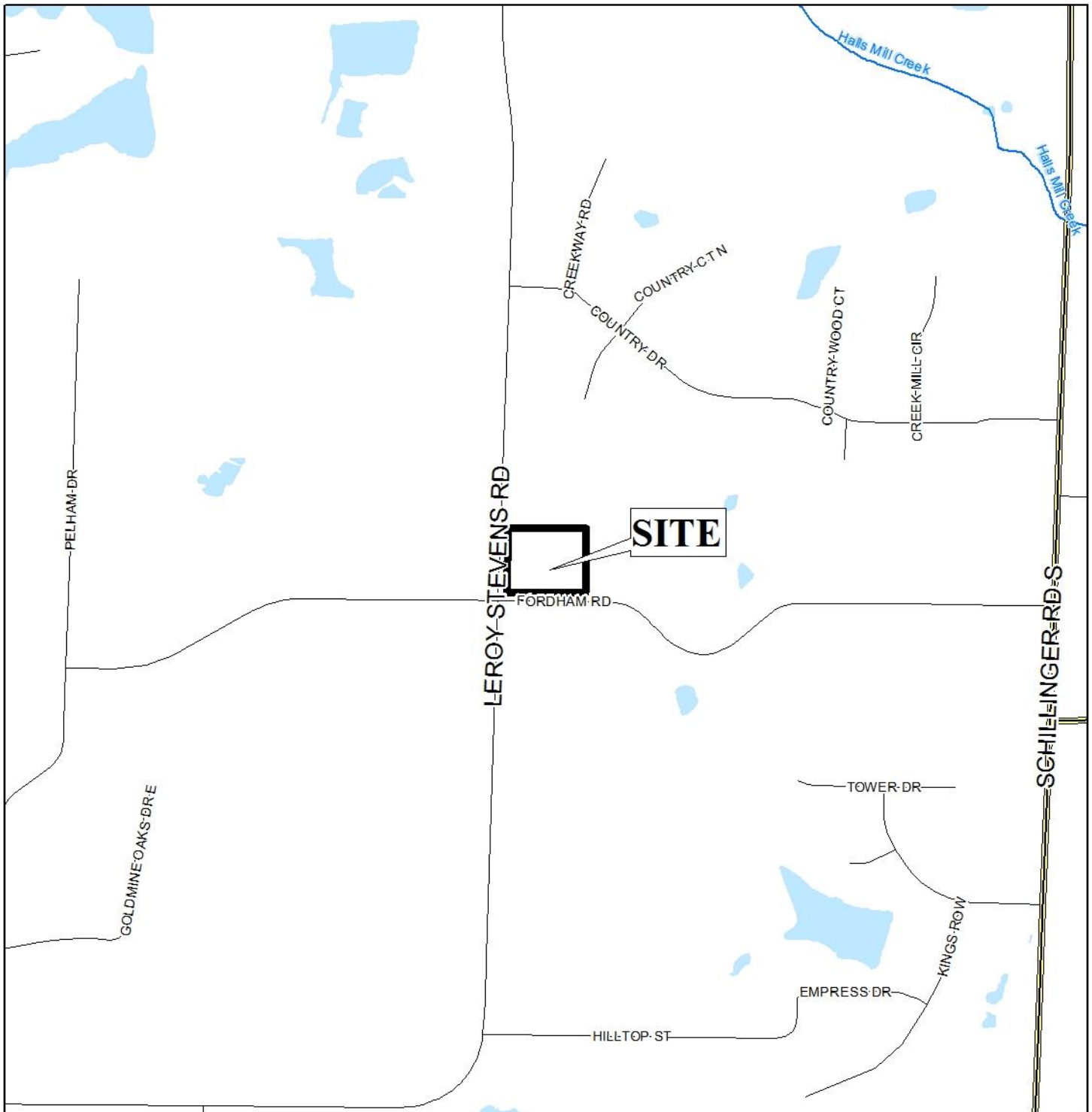
As a means of access management, a note should be placed on the Final Plat, if approved, stating that Lot 1 is limited to one curb cut each to both Leroy Stevens Road and Fordham Road, with the size, design and location of the new curb-cut to be approved by Mobile County Engineering and conform to AASHTO standards.

This site is located in the County; therefore, any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations. A note should be placed on the Final Plat, if approved.

Based upon the preceding, this application is recommended for Tentative Approval subject to the following conditions:

- 1) Retention of the existing 80' right-of-way width along Leroy Stevens Road;
- 2) Retention of the existing 60' right-of-way width along Fordham Road;
- 3) Retention of the 25-foot minimum building setback line along Leroy Stevens Road and Fordham Road on the Final Plat;
- 4) Dedication of the corner radius at the intersection of Leroy Stevens Road and Fordham Road in compliance with Section V.D.6. of the Subdivision Regulations, as shown on the preliminary plat;
- 5) Retention of the lot size information in both square feet and in acres on the Final Plat;
- 6) Placement of a note on the Final Plat stating that the proposed Lot 1 is limited to one curb cut each to both Leroy Stevens Road and Fordham Road, with the size, design and location of the new curb-cut to be approved by Mobile County Engineering and conform to AASHTO standards;
- 7) Placement of a note on the Final Plat stating this site is located in the County, and therefore any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations;
- 8) Compliance with Engineering Comments and placement as a note on the Final Plat: *(Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits.); and*
- 9) Compliance with Fire Comments and placement of a note in the Final Plat: *(Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).*

# LOCATOR MAP



APPLICATION NUMBER 5 DATE July 6, 2017

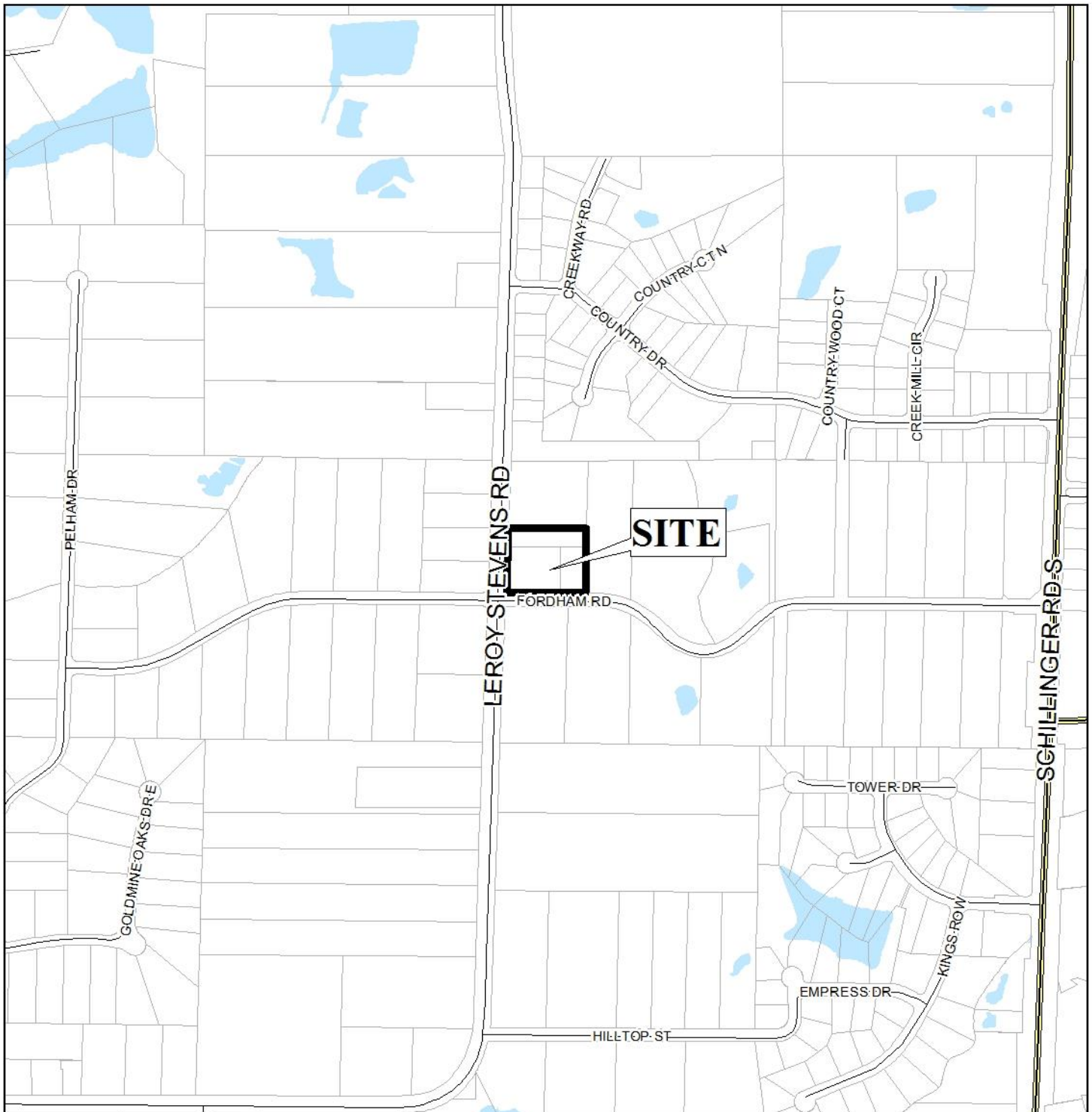
APPLICANT Gary Soutullo Subdivision, Revised

REQUEST Subdivision



NTS

# LOCATOR ZONING MAP



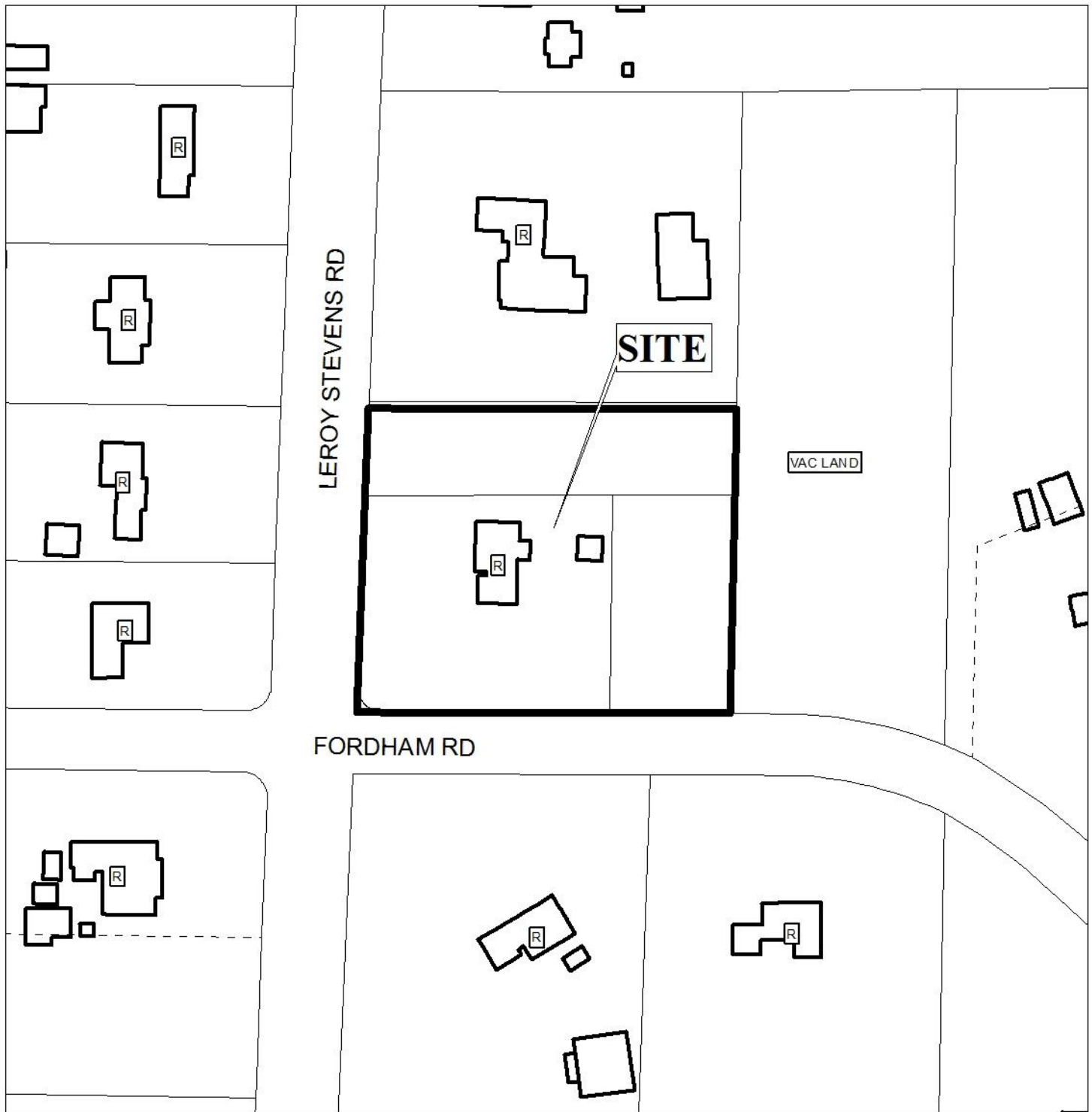
APPLICATION NUMBER 5 DATE July 6, 2017

APPLICANT Gary Soutullo Subdivision, Revised

REQUEST Subdivision



# GARY SOUTULLO SUBDIVISION, REVISED



APPLICATION NUMBER 5 DATE July 6, 2017

R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6





# GARY SOUTULLO SUBDIVISION, REVISED

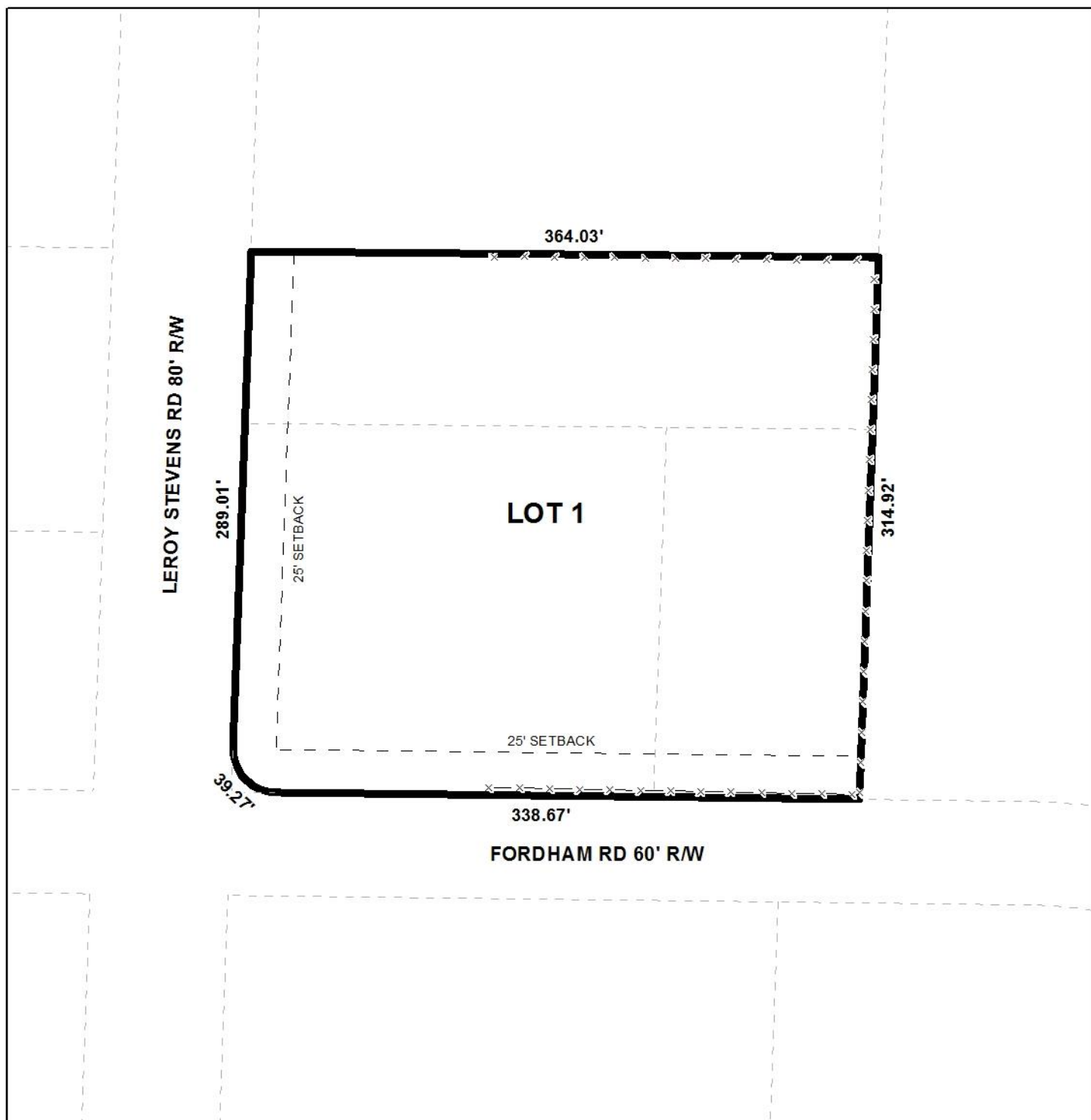


APPLICATION NUMBER 5 DATE July 6, 2017





# DETAIL SITE PLAN



APPLICATION NUMBER 5 DATE July 6, 2017

APPLICANT Gary Soutullo Subdivision, Revised

REQUEST Subdivision



